

LAKE ALFRED UNIFIED LAND DEVELOPMENT CODE

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ARTICLE 4

SIGN REGULATIONS

4.01.00 General Provisions

- (A) These sign regulations are intended to complement the requirements of the adopted building and electrical codes. In case of an inconsistency between these regulations and the building or electrical code, the more stringent requirement shall apply.
- (B) It is unlawful for any person to display untrue, false or misleading statements upon signs, billboards, or other public places, calculated to mislead the public as to anything sold, any services to be performed, or information disseminated. The fact that any such sign or display shall contain words or language, sufficient to mislead an ordinary person in reading the same, shall be prima facie evidence of a violation of this section by the persons displaying such sign, or permitting same to be displayed at their residence, establishment or place of business.
- (C) No sign shall be erected, constructed or altered, except as provided by all applicable codes and ordinances, until after the proper permits have been issued by the Local Building Department.

4.02.00 Exempted Signs

The following signs are exempt from the operation of these sign regulations, and from the requirement that a permit be obtained for the erection of permanent signs, provided they are not placed or constructed so as to create a hazard of any kind and adhere to the following guidelines:

- (A) Signs that are not designed or located so as to be visible from any street or adjoining property.
- (B) Sandwich or sidewalk signs may not exceed a dimension of 2 feet by 4 feet. One sandwich or sidewalk sign may be displayed for each business located within development site provided business maintains a valid city occupational license. This type sign must follow all other sign regulations as to safety and condition, but will not be subject to the number of signs or 144 square feet total sign area limits. All sandwich or sidewalk signs must be removed to the interior of the business at the close of each business day.

A sandwich or sidewalk sign must be constructed of commercial sign materials and done in a professional manner. Position of sign may not obstruct traffic view or block sidewalk area and must comply with all other sign regulations as to safety and condition.

- (C) Signs necessary to promote health, safety and welfare, and other regulatory, statutory, traffic control or directional signs erected on public property.
- (D) Legal notices and official instruments.
- (E) Holiday lights and decorations provided such items are removed no later than 30 days after the holiday being celebrated.
- (F) Memorial signs or tablets containing names of buildings, dates of erection and other information when inscribed in a masonry surface or metal plaque and permanently affixed to the side of a building.
- (G) Public warning signs to indicate the dangers of trespassing, swimming, animals or similar hazards.
- (H) Signs carried by a person.
- (I) Religious displays erected on church grounds.
- (J) Construction signs not exceeding 16 square feet in size.
- (K) Real estate yard signs not exceeding six square feet in size.
- (L) Signs indicating yard sales or garage sales, provided that such signs are posted no earlier than 24 hours before the sale and removed within 24 hours after the sale; and provided that the sign includes the address and dates of the sale.

4.03.00 Prohibited Signs

The following types of signs are prohibited in all districts:

- (A) Billboards. [Note: This verbiage was added by requirement of the City of Lake Alfred Planning Board, to clarify the regulations governing billboards. At the adoption of this Code in August 1993, existing billboards became nonconforming, however, no “sunset” provisions were in place.]

All existing billboards in the City Limits are nonconforming and shall cease to exist (sunset) after an amortization period of not more than seven years following adoption of Ordinance #765-95, dated Oct. 16, 1995. Each billboard annexed after that date shall become nonconforming at the time of annexation; and, cease to exist after an amortization period of not more than two years following the effective date of the Annexation Ordinance. Reference is made to Article 7, Section 7.12.01 for specific regulations governing nonconforming issues.

- (B) Abandoned signs.
- (C) Signs that are in violation of the adopted building or electrical codes.
- (D) Any sign that, in the opinion of the Chief Building Official, constitutes a safety hazard.
- (E) Blank temporary signs.
- (F) Signs imitating or resembling official traffic or government signs or signals.
- (G) Signs attached to trees, telephone poles, public benches, streetlights, or signs placed on any public property or public right-of-way.
- (H) Signs placed on vehicles or trailers that are parked or located for the primary purpose of displaying said sign (this does not apply to permitted portable signs or to signs or lettering on buses, taxis, or vehicles operating during the normal course of business).
- (I) Signs with the optical illusion of movement by means of a design that presents a pattern capable of giving the illusion of motion or changing of copy.
- (J) Any sign obstructing traffic visibility.
- (K) Signs with moving, revolving or rotating parts, except trademark signs at least 12 feet in height and rotating at no more than two (2) revolutions per minute.
- (L) Signs with lights or illuminations that flash, move, rotate, blink, flicker, or vary in intensity or color, except on theater marquees and time-temperature-date signs.
- (M) Illuminated signs of such intensity or brilliance as to cause glare or impair the vision of motorists, cyclists, or pedestrians using or entering a public right-of-way, or that are a hazard or nuisance to occupants of any property because of glare or other characteristics.
- (N) Signs emitting sound, odor, smoke, or steam.
- (O) Signs that display any words, characters or illustrations of any obscene, indecent or immoral nature.
- (P) No person shall paint, paste, print or nail any banner, sign, paper sign or any advertisement or notice of any kind whatsoever, or cause same to be done, on any curbstone, flagstone, pavement or any other portion or part of any sidewalk or street, or upon any trees, lamppost, telephone or telegraph pole, hydrant, bridge, workshop or tool shed, or upon any structure within the limits of any street within the City.
- (Q) Murals that are used as advertising. Murals may not contain any words, names, logos, or

pictures of products or services offered within the building that they are painted on, or any other business. Murals are considered artwork and may not be used as an advertising sign.

- (R) Roof signs projecting above the highest point of the roof.

4.04.00 Permitted Signs

The following signs are permitted within the City of Lake Alfred, subject to the standards provided in this Section:

4.04.01 On-Site Commercial Signs

On-site commercial signs are permitted accessory to commercial or industrial structures on property zoned for such uses.

- (A) *Number of Signs Permitted.* Except as provided in this Paragraph, no more than one principal sign shall be permitted for each development site. The principal sign may be a pole sign, a ground-mounted sign or in the absence of either of the previous sign structures, a wall sign. For lots or parcels situated at intersections, one principal sign is permitted on a lot or parcel for each frontage on a publicly maintained road. For parcels having 200 feet or more of frontage on a single road, two principal signs may be permitted along the longest frontage. However, no more than three principal signs may be permitted on any commercial or industrial development site.
- (B) *Principal Sign Setback and Area.* A principal sign cannot exceed 56 square feet in surface area per side or 112 square feet in total combined surface area.. There is no required setback from the property line for the principal sign. This shall be construed to mean that no portion of any principal shall extend beyond any property line.
- (C) Total sign area for each development site shall not exceed 144 square feet in PI, C-1, C-2 and C-3 zones; or 200 square feet in M-1, I-1, and I-2 zones.
 - (1) Ground-mounted signs. In commercial districts, ground-mounted signs shall not exceed eight feet in height. The bottom of a ground-mounted sign shall be a maximum of three feet above the ground and shall not exceed 32 square feet in surface area per side or 64 square feet in total combined surface area and may contain an area designated as a reader sign board which does not exceed 50% of the sign surface per side.
 - (2) Canopy signs. Canopy signs hung from a canopy or covered structure shall have a minimum vertical clearance of eight feet and shall not exceed three square feet in area.

- (3) Wall signs. Maximum wall sign area shall be one and one half square feet for each foot of building frontage, up to the maximum 32 square feet per sign. A wall sign may be displayed for each business maintaining a valid city occupational license and can be in addition to a principal sign, but cannot exceed the 144 square feet total sign area limit per development site. A development site containing more than two (2) licensed businesses must follow guidelines as specified under 4.04.01 On-Site Commercial Signs (C)(7) Shopping Center Signs.
 - (4) Window signs. Maximum window sign area shall be one square foot for each foot of building frontage up to the maximum 32 square feet per sign, not exceeding the 144 square feet total sign area limit per development site.
 - (5) Pole signs. Pole signs shall only be permitted in C-1, C-2, C-3 commercial zones and M-1, I-1 and I-2 Industrial zone. Pole signs shall not exceed 18 feet in height, and must have a minimum ground clearance of ten feet. A pole sign shall not exceed 56 square feet in surface area per side or 112 square feet in total combined surface area and may contain an area designed as a reader sign board which does not exceed 24 square feet per side or more than 50% per side, whichever is less. In addition, when more than one licensed business exists within a development site, not more than one principal pole sign may be permitted, unless otherwise specified under: 4.04.01 On-Site Commercial Signs (1) Number of Signs Permitted.
 - (6) Marquis Signs. Maximum sign area shall be one and one half square feet for each foot of building frontage up to the maximum 32 square feet per sign. The sign must have ten feet of ground clearance. Structurally, the sign shall not be mounted more than 24 inches from the wall.
 - (7) Shopping Center signs. Signs for Shopping Centers, Commercial Parks and Movie Theaters shall go to the Lake Alfred Planning Board for review and approval. The shopping center is entitled to a maximum of 144 square feet of signage. In addition to the shopping center sign, the tenants are limited to wall signs, windows signs and canopy signs, one foot for each foot of building frontage per tenant, not to exceed the maximum of 144 square feet total per development site.
- (D) *Landscaping.* All ground-mounted and pole signs shall be landscaped equal to the square foot of both faces of the sign, and on both sides of the sign or pole. When shrubs or small trees are used, only those shrubs or small trees listed in this Code are permissible. For a list of permissible shrubs and trees, see Article 3, Section 3.07.00, Table 3.07 B and C.

4.04.02 Off-Premises Signs

An off-premises commercial sign may be posted on the property of an existing commercial business if the owner of the business is willing to give up a portion of his maximum sign allowance to the off-premises sign, and shall only be posted at the intersection of a street or road that provides direct access to the business being advertised.

- (A) **Calculating the size of an off-premises sign:** The total square feet of the off-premises sign plus the signs of the business on which the off-premises sign is posted may not exceed the maximum allowed for the principal business located on the property. An off-premises sign may not exceed the length of the principal sign nor one-half the width of the principal sign.
- (B) **Intersection of Haines Blvd. And S.R. 557:** Off premises signs are permitted on the CSX railroad right-of-way as long as permitted by the property owner, at the southeast corner of the intersection, so long as they do not exceed four square feet, and share a somewhat similar design.

4.04.03 Special Event Signs

The following signs or objects may be allowed **once per year** on a temporary basis in connection with a special event by permit issued by the Chief Building Official. Such permit shall be valid for a specified period not to exceed 30 days, after which time the sign or object shall be removed.

- (A) Signs consisting of one or more banners, flags, pennants, ribbons, spinners, streamers or captive balloons, or other objects or material fastened in such a manner as to move in the wind.
- (B) Searchlights used to advertise or promote a business or to attract customers to a property.
- (C) Portable Signs.

4.04.04 Entrance/Exit Signs

All entrance and exit signs, such as those found at banks and fast-food restaurants, must be placed low enough so as not to obstruct visibility of the roadway. Additionally,

- (1) Signs may be internally lit;
- (2) Signs shall be no larger than three square feet;
- (3) Signs shall not be placed in the road right-of-way; and
- (4) Signs must conform to all the regulations of this Article.

4.05.00 Maintenance

All signs, including their supports, braces, guys and anchors, electrical parts and lighting fixtures, and all painted and display areas, shall be maintained in accordance with the building and electrical codes adopted by Lake Alfred, and shall present a neat and clean appearance. The vegetation around, in front of, behind, and underneath the base of ground signs for a distance of 50 feet shall be neatly trimmed and free of unsightly weeds, and no rubbish or debris that would constitute a fire or health hazard shall be permitted under or near the sign.

No Certificate of Occupancy will be issued for any new or renovated building unless the sign is in compliance with the following standards.

- (A) Code Compliance. All signs shall be constructed and maintained in accordance with the provisions and requirements of the City.
- (B) Copy. All copy shall be maintained so as to be legible and complete.
- (C) Structure. Signs shall be maintained in a vertical position unless originally permitted otherwise, and in good and safe condition at all times.
- (D) Damage. Damaged faces or structural members shall be repaired as a whole and shall be maintained at all times in a safe condition.
- (E) Safety. Electrical systems, fasteners, and the sign and structure as a whole shall be maintained at all times in a safe condition.
- (F) All permitted signs, including permanent and temporary signs, shall conform to all ordinances and codes of the City and will be counted as part of the total sign allowance established by these regulations for any given parcel of real property or business, as appropriate.

4.06.00 Enforcement

These regulations contained in this Article are enforced by the Code Enforcement officer of the City of Lake Alfred. Any sign not in compliance with this Code may be cited and the owner of the sign may be fined, in accordance with this Code and the procedures referenced in Article 8, Section 8.03.03, "Code Enforcement."

[RESERVED]